



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Safeway Ice Cream Plant—Wastewater Pre-treatment Facility

**LOCATION OF PROPOSAL:** 1723 124<sup>th</sup> Avenue NE

**DESCRIPTION OF PROPOSAL:** Safeway proposes to construct a floating oil and grease (fog) removal and PH control system that will pre-treat wastewater from the site and discharge it to the sewer system within the compliance limits of the site's discharge permit. Equipment will be located within a 45' X 61' pre-engineered metal building along with two above ground tanks (5,000 gallons).

**FILE NUMBER:** 12-111841 LM

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on June 28, 2012.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

  
Environmental Coordinator

06/05/2012  
Date

### OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife  
State Department of Ecology,  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe

Loni Pratt  
5/14/12

ENVIRONMENTAL CHECKLIST

PRELIMINARY SEPA APPLICATION  
FOR

SAFEWAY ICE CREAM PLANT – WASTEWATER PRETREATMENT FACILITY

NOTE TO REVIEWER: THE ATTACHED IS THE WAC 197-11-960 ENVIRONMENTAL CHECKLIST. THIS CHECKLIST CONTAINS THE SAME INFORMATION AS IN THE CITY OF BELLEVUE'S ENVIRONMENTAL CHECKLIST (FORM 27A) AND HAS BEEN USED TO PROVIDE A MORE COMPLETE RESPONSE TO QUESTIONS IN THE CHECKLIST.

PREPARED BY: MWH AMERICAS  
2353 130<sup>TH</sup> AVE NE, BELLEVUE, WA  
CONTACT: SCOTT RADFORD, 425-896-6922  
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SAFEWAY ICE CREAM PLANT – WASTEWATER PRE-TREATMENT

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## ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

#### A. BACKGROUND

##### 1. Name of proposed project, if applicable:

UPGRADE OF FLOATING OIL AND GREASE (FOG) AND PH ADJUSTMENT SYSTEM AT SAFEWAY MILK AND ICE CREAM PLANTS.

##### 2. Name of applicant:

SAFEWAY, INC.

##### 3. Address and phone number of applicant and contact person:

BILL SCHOENBACHLER

SAFEWAY, INC.

1723 124<sup>TH</sup> AVENUE NE,

BELLEVUE, WA 98005

(425)201-2819

##### 4. Date checklist prepared:

April 18, 2012

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5. Agency requesting checklist:

CITY OF BELLEVUE, WA

6. Proposed timing or schedule (including phasing, if applicable):

PROPOSED TIMING:

- APPROVAL OF KING COUNTY FINAL ENGINEERING REPORT AND FINAL CONSTRUCTION DRAWINGS SUBMITTAL : AUGUST 2011
- CITY OF BELLEVUE CONSTRUCTION PERMITS SUBMITTAL: May 2012
- START CONSTRUCTION OF PROPOSED UPGRADES: BY END OF August 2012

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NONE

10. List any government approvals or permits that will be needed for your proposal, if known.

KING COUNTY WASTEWATER TREATMENT DIVISION NEW DISCHARGE PERMIT; CITY OF BELLEVUE: BUILDING PERMIT, CLEAR AND GRADING PERMIT, UTILITIES EXTENSION PERMIT, PLUMBING PERMIT; STORM DRAINAGE REQUIREMENTS MR 1 – MR 5 WILL APPLY.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

THE PURPOSE OF THIS UPGRADE PROJECT IS TO DESIGN AND CONSTRUCT A FLOATING OIL AND GREASE (FOG) REMOVAL AND PH CONTROL SYSTEM THAT WILL PRETREAT WASTEWATER FROM THE SITE, AND DISCHARGE IT TO THE SEWER SYSTEM WITHIN THE COMPLIANCE LIMITS OF THE SITE'S DISCHARGE PERMIT. THE PROPOSED PRETREATMENT PROCESS WILL CONSIST OF EQUALIZATION, OIL -WATER SEPARATION, AND PH ADJUSTMENT. THE EQUIPMENT WILL BE LOCATED IN A 45' X 61' PRE-ENGINEERED METAL BUILDING TO BE LOCATED ADJACENT TO THE EXISTING BOILER BUILDING. IN ADDITION, THREE (3) EXISTING SANITARY SEWER LATERALS WILL BE REROUTED ONSITE TO DISCHARGE DOWNSTREAM OF THE NEW PRETREATMENT FACILITIES.

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START CONSTRUCTION IN AUGUST 2012, THE PROJECT WILL REQUIRE APPROXIMATELY 4 MONTHS OF CONSTRUCTION ON AN 11 ACRES SAFEWAY PROPERTY. SAFEWAY WILL OWN, OPERATE, AND MAINTAIN THE APPROVED NEW PRETREATMENT FACILITIES UPON COMPLETION OF CONSTRUCTION.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

THE PROPOSED IMPROVEMENTS WILL OCCUR ON AN EXISTING INDUSTRIAL SITE, LOCATED AT 1723 124<sup>TH</sup> AVENUE NE, BELLEVUE, WASHINGTON, USA. WE REFER THE REVIEWER TO THE FINAL ENGINEERING REPORT SUBMITTED TO KING COUNTY WASTEWATER TREATMENT DIVISION IN SUPPORT OF THE PROJECT

#### B. ENVIRONMENTAL ELEMENTS

##### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

- b. What is the steepest slope on the site (approximate percent slope)?

THE STEEPEST SLOPE IS APPROXIMATELY 1%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

THE SITE IS INDUSTRIAL AND IS COVERED WITH ASPHALT PAVEMENT.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

MINIMAL GRADING IS PROPOSED. INSTALLATION OF NEW SEWER PIPES WILL REQUIRE EXCAVATION AND USE OF SOIL FOR BACKFILLING. IT IS ANTICIPATED THAT APPROXIMATELY 400 CUBIC YARDS OF SOIL WILL BE EXCAVATED AND SUBSEQUENTLY USED FOR BACKFILLING OF NEW SEWER PIPELINES.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

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UNCONTROLLED EROSION IS NOT LIKELY TO OCCUR. EXCAVATION WILL MOST LIKELY OCCUR DURING A DRY SEASON, AND OPEN TRENCHES WILL BE PROTECTED. THE IMPACTED AREA WILL BE LESS THAN 1 ACRE AND IS SURROUNDED BY ASPHALT PAVING

CONSTRUCTION ACTIVITIES WILL BE PERFORMED ACCORDING TO CITY OF BELLEVUE REQUIREMENTS AND STANDARDS, SUCH AS A CONSTRUCTION SWPPP FOR THE PROJECT, WHICH WILL DESCRIBE MEASURES TO PREVENT SEDIMENT AND OTHER PROJECT-RELATED POLLUTANTS, IF ANY, FROM IMPACTING WATER QUALITY OUTSIDE OF THE PROJECT SITE.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NO INCREASE IN IMPERVIOUSNESS WILL BE CREATED BY THE PROPOSED PROJECT. THE EXISTING DRIVEWAY AND PARKING LOT FOOTPRINT WHERE CONSTRUCTION WILL OCCUR WILL BE REMOVED AND REPLACED WITH NEW ASPHALT AND 3,500 SQFT OF PARKING AREA DESIGNATED FOR THE NEW PRETREATMENT FACILITY. THE NEW PRETREATMENT FACILITY WILL HAVE A ROOF TO COVER PROCESS EQUIPMENT.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

EROSION AND STORMWATER CONTROL MEASURES WILL MEET OR EXCEED THE CITY OF BELLEVUE REQUIREMENTS AS DEFINED IN THE CITY'S CLEARING AND GRADING CODE (CHAPTER 23.76) AND STORM AND SURFACE WATER UTILITY CODE (CHAPTER 24.06).

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NO EMISSIONS TO THE AIR ARE EXPECTED FROM THIS PROJECT.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE.

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### 3. Water

#### a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

THE SITE IS LOCATED IN THE STURTEVANT CREEK DRAINAGE BASIN AND IS 0.4 MILES NORTHEAST OF LAKE BELLEVUE (AKA STURTEVANT LAKE). SEE THE FLOOD INSURANCE RATE MAP, KING COUNTY WASHINGTON, AND STURTEVANT CREEK BASIN MAP AND FACT SHEET ATTACHED TO THIS CHECKLIST FOR REFERENCE.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

THE PROJECT IS NOT LOCATED WITHIN 200 FEET OF LAKE BELLEVUE AND STURTEVANT CREEK. SEE THE FLOOD INSURANCE RATE MAP, KING COUNTY WASHINGTON, AND STURTEVANT CREEK BASIN MAP AND FACT SHEET ATTACHED TO THIS CHECKLIST FOR REFERENCE.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN OF STURTEVANT CREEK. SEE THE FLOOD INSURANCE RATE MAP, KING COUNTY WASHINGTON, AND STURTEVANT CREEK BASIN MAP AND FACT SHEET ATTACHED TO THIS CHECKLIST FOR REFERENCE.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

THERE ARE NO DISCHARGES OF WASTE MATERIAL TO SURFACE WATER AS PART OF THIS PROJECT.

#### b. Ground:

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- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:

THE SITE HAS A SWPPP THAT IS MAINTAINED AND IMPLEMENTED TO ADDRESS STORMWATER DISCHARGES. IN ADDITION, STORMWATER CONTROL MEASURES ARE DESIGNED TO MEET OR EXCEED THE CITY OF BELLEVUE REQUIREMENTS AS DEFINED IN THE STORM AND SURFACE WATER UTILITY CODE (CHAPTER 24.06). PREPARATION OF PERMIT MR1-5 WILL BE COMPLETED PRIOR TO CONSTRUCTION. THIS PROJECT WILL NOT ALTER THE EXISTING STORM WATER RUNOFF QUANTITY OR QUALITY.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

THERE ARE NO DISCHARGES OF WASTE MATERIAL TO SURFACE WATER AS PART OF THIS PROJECT. THE SITE HAS A SWPPP THAT IS MAINTAINED AND IMPLEMENTED TO ADDRESS STORMWATER DISCHARGES. IN ADDITION, STORMWATER CONTROL MEASURES ARE DESIGNED TO MEET OR EXCEED THE CITY OF BELLEVUE REQUIREMENTS AS DEFINED IN THE STORM AND SURFACE WATER UTILITY CODE (CHAPTER 24.06). PREPARATION OF PERMIT MR1-5 WILL BE COMPLETED PRIOR TO CONSTRUCTION.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

THE SITE HAS A SWPPP THAT IS MAINTAINED AND IMPLEMENTED TO ADDRESS STORMWATER DISCHARGES. A COPY OF THE SITE SWPPP WILL BE PROVIDED UPON REQUEST. IN ADDITION, STORMWATER CONTROL MEASURES ARE DESIGNED TO MEET OR EXCEED THE CITY OF BELLEVUE REQUIREMENTS AS DEFINED IN THE STORM AND SURFACE WATER UTILITY CODE (CHAPTER 24.06). PREPARATION OF A CLEARING AND GRADING PERMIT AND COMPLIANCE WITH STORM WATER MINIMUM REQUIREMENTS (MR) 1 THROUGH 5 WILL BE COMPLETED PRIOR TO CONSTRUCTION.

AGE



#### 4. Plants

a. Check or circle types of vegetation found on the site:

NOT APPLICABLE. THE SITE IS INDUSTRIAL, 90% COVERED BY IMPERVIOUS SURFACE.

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

*Planted landscaping in  
border areas of the site with  
previous permits*

b. What kind and amount of vegetation will be removed or altered?

NONE.

c. List threatened or endangered species known to be on or near the site.

NONE.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE.

#### 5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

NONE. NO ANIMAL SPECIES OBSERVED ON SITE.

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NONE.

c. Is the site part of a migration route? If so, explain.

NO.

d. Proposed measures to preserve or enhance wildlife, if any:

NONE.

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

THE SITE IS INDUSTRIAL. ELECTRICITY WILL BE USED FOR WASTEWATER TREATMENT EQUIPMENT, CONVEYANCE EQUIPMENT, AND INSTRUMENTATION AND CONTROLS REQUIRED BY THE PROJECT. CAUSTIC SODA AND/OR ACID WILL BE USED AS PART OF THE TREATMENT PROCESS FOR PH CONTROL OF THE DISCHARGED SEWAGE.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

HUMAN EXPOSURE TO CAUSTIC AND/OR ACID TREATMENT CHEMICALS. SELECTED CONSTRUCTION CONTRACTOR WILL PREPARE A HEALTH AND SAFETY PLAN TO ADDRESS CHEMICAL EXPOSURE RISKS. OPERATION OF THE SYSTEM WILL BE PERFORMED BY SAFEWAY STAFF IN ACCORDANCE WITH THEIR HEALTH AND SAFETY PLAN.

- 1) Describe special emergency services that might be required.

NONE. STANDARD 911-EMERGENCY SERVICE IS ADEQUATE.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

CONTRACTORS INVOLVED IN PROJECT EXECUTION WILL PREPARE PROJECT-SPECIFIC HEALTH AND SAFETY PLANS TO IDENTIFY HAZARDS AND PROVIDE RISK MITIGATION MEASURES. SAFEWAY OPERATIONS STAFF WILL BE TRAINED IN THE PROPER HANDLING AND OPERATIONAL PROCEDURES FOR CAUSTIC SODA AND ACID. SECONDARY CONTAINMENT WALL HAVE BEEN DESIGNED TO PROVIDE SPILL OR ACCIDENTAL DISCHARGE CONTROL FROM CHEMICAL STORAGE TANKS. WALLS WILL BE PROVIDED TO INDIVIDUALLY SURROUND THE CAUSTIC SODA TANK AND THE SULFURIC ACID TANK, RESPECTIVELY. THE CONTAINMENT PROVIDES APPROXIMATELY 810 CUBIC FEET OF SPILL CONTAINMENT CAPACITY FOR EACH 5,000 GALLON (668 CUBIC FEET) TANK

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

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See attached  
email from the  
Fire  
Department,  
dated  
5/8/12  
from  
Kevin  
Candlan

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THE SITE IS INDUSTRIAL. NOISE ASSOCIATED WITH TRAFFIC AND OPERATIONS OF THE MILK AND ICE CREAM PLANTS IS PRESENT.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

THE SITE IS INDUSTRIAL. NOISE ASSOCIATED WITH TRAFFIC, CONSTRUCTION AND SITE OPERATIONS ARE NOT EXPECTED TO BE BEYOND THE EXISTING LEVELS ON THIS SITE.

Construction noise  
limited to 7a.m. to 6p.m.  
Monday thru Friday, 9-6p.m.  
on Saturday per  
Ord 9.18.

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- 3) Proposed measures to reduce or control noise impacts, if any:

THE TREATMENT EQUIPMENT WILL BE HOUSED IN AN INSULATED METAL BUILDING.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

THE SITE OPERATES PRIMARILY AS A MILK AND ICE CREAM PRODUCTION AND PACKAGING FACILITY, PRODUCING MILK, ICE CREAM, AND COTTAGE CHEESE. ADJACENT PROPERTIES ARE PRIMARILY INDUSTRIAL.

- b. Has the site been used for agriculture? If so, describe.

NO.

- c. Describe any structures on the site.

THE SITE CONSISTS OF TWO MAJOR BUILDINGS (MILK PLANT AND ICE CREAM PLANT) LOCATED ON A PROPERTY OF APPROXIMATELY 11 ACRES. RAW INGREDIENTS ARE STORED IN ABOVE GROUND STORAGE TANKS AT THE SITE (4 TANKS TOTAL). PROCESSED FLUIDS ARE STORED IN ABOVE GROUND STORAGE TANKS WITHIN THE MILK AND ICE CREAM PLANT BUILDINGS.

- d. Will any structures be demolished? If so, what?

NO DEMOLITION IS PLANNED AS PART OF THE CURRENT SCOPE OF THE PROJECT.

- e. What is the current zoning classification of the site?

THE CURRENT ZONING CLASSIFICATION OF THE SITE IS 'OFFICE.' REFERENCE CITY OF BELLEVUE, GENERALIZED ZONING MAP.

(http://www.ci.bellevue.wa.us/pdf/IT/zoning\_fb.pdf)

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- f. What is the current comprehensive plan designation of the site?

THE CURRENT COMPREHENSIVE PLAN DESIGNATION OF THE SITE IS 'LIGHT INDUSTRIAL.' REFERENCE COMPREHENSIVE PLAN LAND USE DESIGNATIONS, CITY OF BELLEVUE SHORELINE MASTER PROGRAM, FIGURE 3A.

(http://www.ci.bellevue.wa.us/pdf/Development%20Services/03a\_comp\_plan\_designations\_Internet.pdf)

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g. If applicable, what is the current shoreline master program designation of the site?

NOT APPLICABLE.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO.

i. Approximately how many people would reside or work in the completed project?

THE SITE IS INDUSTRIAL AND EMPLOYS APPROXIMATELY 250 EMPLOYEES OVER THREE (3) PRODUCTION SHIFTS. THERE ARE NO RESIDENTS AT THE FACILITY, AND NONE WILL BE ADDED AS A RESULT OF THE PROPOSED PROJECT.

j. Approximately how many people would the completed project displace?

NONE.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

THE SITE IS INDUSTRIAL AND REQUIRES AN UPGRADE OF THE EXISTING PRETREATMENT FACILITIES FOR INDUSTRIAL WASTEWATER DISCHARGE. PROJECT PROPOSAL DOES NOT INCLUDE CHANGES IN LAND USE.

#### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NOT APPLICABLE.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NOT APPLICABLE.

c. Proposed measures to reduce or control housing impacts, if any:

NOT APPLICABLE.

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**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

THE TALLEST HEIGHT OF ANY PROPOSED STRUCTURE IS APPROXIMATELY 25 FEET, ASSOCIATED WITH A NEW PRETREATMENT BUILDING. THE PRINCIPAL EXTERIOR BUILDING MATERIAL IS PREFABRICATED STEEL.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE.

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO.

- c. What existing off-site sources of light or glare may affect your proposal?

NONE.

- d. Proposed measures to reduce or control light and glare impacts, if any:

NOT APPLICABLE.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

NONE.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NOT APPLICABLE. THE PROJECT WILL BE EXECUTED ON PROPERTY ALREADY IN USE FOR INDUSTRIAL PURPOSES.

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NOT APPLICABLE. THE SITE LAND USE WILL REMAIN UNCHANGED AND PRODUCE NO IMPACTS.

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

UNKNOWN.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

UNKNOWN.

- c. Proposed measures to reduce or control impacts, if any:

NOT APPLICABLE. THE SITE LAND USE WILL REMAIN UNCHANGED AND PRODUCE NO IMPACTS.

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

THE SITE IS LOCATED ON THE WEST SIDE OF 124<sup>TH</sup> AVENUE NE, NORTH OF NE 14<sup>TH</sup> STREET AND BELLEVUE REDMOND ROAD. PUBLIC ACCESS TO THE EXISTING STREET SYSTEM WILL REMAIN OBSTRUCTED DURING THE PROPOSED PROJECT.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

THE NEAREST PUBLIC TRANSIT STOP IS 500 FEET AWAY.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

NO PARKING SPACES WILL BE ELIMINATED DUE TO THE PROPOSED PROJECT. AN UNDETERMINED NUMBER OF PARKING SPACES ON SAFEWAY PROPERTY MAY BE CREATED FOR THE NEW PRETREATMENT BUILDING.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO.

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## Pratt, Toni

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**From:** Carolan, Kevin  
**Sent:** Thursday, May 31, 2012 12:25 PM  
**To:** Pratt, Toni  
**Subject:** 12-111841 LM Safeway Ice Cream

Toni,  
I approved this permit with the following comments in AMANDA:

### IFC 2704.1 Scope

Storage of hazardous materials in amounts exceeding the maximum allowable quantity per control area as set forth in Section 2703.1 shall be in accordance with Sections 2701, 2703 and 2704.

The amount of corrosive proposed is above the MAQ; Therefore sections 2701, 2703 and 2704 of the IFC will apply for this installation.

Regards,  
Kevin

Kevin Carolan  
Bellevue Fire Prevention  
425-452-7832